

BOARD OF ADJUSTMENT REPORT



MEETING DATE: 3/2/2005

ITEM No. 4

ACTION REQUESTED: Zoning Ordinance Variance

SUBJECT Young Residence Variance
17-BA-2004

The Applicant requested a continuance to the March 2, 2005 hearing. The Board approved the request with the stipulation that drainage information must be received prior to consideration. Motion was approved 5-0.

REQUEST Request to approve variance to side yard setback from 7 feet to 4 feet 2 inches to allow expansion of an existing garage and addition of a porch.

OWNER Tom and Billie Young

APPLICANT CONTACT Jason Allen
Skyline Consultants
602-324-5330

LOCATION 2401 N 57th Street

CODE ENFORCEMENT ACTIVITY None has been reported

PUBLIC COMMENT The applicant notified the property owners within 750 ft. of the proposed project.



Staff has received two letters in support of the variance.

Staff received one phone call from the public expressing disagreement with an approval this variance.

Staff has meet with one neighbor that is in support of the variance.

ZONE The Site is zoned R1-10 PRD, Single-Family Residential, Planned Residential Development Overlay.
The PRD was added to this neighborhood to restrict building height.

ZONING/DEVELOPMENT CONTEXT The parcel is located in the Sherwood Heights subdivision, platted prior to annexation by the City of Scottsdale in April 1956. The parcel is mid-block between 56th Street and Lewis Avenue on the southeast side of 57th Street. The site is surround by single-family residences and an alley along the rear property line.

ORDINANCE
REQUIREMENTS

Article V Section 5.404.E.2. Side Yard. There shall be a side yard on each side of a building having an aggregate width of not less than seven (7) feet.

DISCUSSION

The applicant is proposing to construct a garage addition. This addition would require a side yard variance of 3'-10" on the northeast property line. The applicant states there is a small wash running adjacent to the southwest property line that would prohibit the proposed addition on the southwest side of the house.

FINDINGS

- 1. That there are special circumstances applying to the property referred to in the application that do not apply to other properties in the District. The special circumstances must relate to the size, shape, topography, location or surroundings of the property at the above address:**

The applicant's response to this question states that the subject site is located on a curve; the lot is irregularly shaped, and a wash runs through the southern portion of the site.

Staff analysis concludes the parcel is an irregular shaped lot. Staff also agrees with the applicant statement that there is a wash along the southern property line.

- 2. That the authorizing of the variance is necessary for the preservation of the privileges and rights enjoyed by other properties within the same zoning classification and zoning district:**

The applicant's states that due to the irregular lot shape and the wash running through the southern portion of the site, they are unable to expand their home to the south. Any expansion to the south could alter and impact the wash, and therefore could push water onto the property located to the southwest.

Staff concludes that the applicant's drainage report does not attempt to demonstrate whether or not the applicants may construct an addition on the southern side of the house, or support the applicant's claim that an addition and modification to the wash would push water onto the neighboring property to the southwest. In order for staff to make a determination of the applicant explanation, an analysis is needed that would define the extent of the flooding on the southern portion of the lot and the extent to which a house addition would encroach into the flood is needed. With this analysis, the changes to water course, depth, and velocity could be established and then conclusions may be drawn

about whether or not any proposed modification to the wash are manageable to construct a home addition adjacent to the wash.

3. That special circumstances were not created by the owner or applicant:

The applicant's states the conditions/circumstances existed on the property and that they did not create them.

Staff acknowledges that the site has some special drainage circumstances; however the applicants drainage report does not provide sufficient information whether these drainage situations can be over come through an engineered solution.

4. That the authorizing of the application will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or the public welfare in general:

Approval of the variance will not negatively impact the adjacent property owner or neighborhood. The property to the north is in support of this variance request.

Staff received letters from the adjacent property owner to the northeast and the property owner on the north side of 57th Street indicating they do not object to the variance request. Staff also received one phone call at the time of this report from a citizen against the variance request.

Staff analysis concludes that the granting of the variance does not appear detrimental to person(s) residing in adjacent property to the northeast or the neighborhood.

STAFF CONTACT



Dan Symer, Planner
Report Author
Phone: 480-312-4211
E-mail: dsymer@scottsdaleaz.gov



Kurt Jones, Current Planning Director
Phone: 480-312-2524
E-mail: Kjones@ScottsdaleAZ.gov

ATTACHMENTS

1. Project Description
2. Justification
3. Context Aerial
4. Aerial Close-up
5. Zoning Map
6. Photographs
7. Proposed Site Plan
8. Letters of support
9. Drainage Report



ZONING ORDINANCE VARIANCE

Application Submittal Requirements

Project Description / Variance Details

Case Numbers: 611 - PA - 2004 / 117 - BA - 2004

Project Name: MR & MRS YOUNG

Location: 2401 N. 57th AVE

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Use: _____ Zoning: R1-10

Number of Buildings: 1 Height: ± 14'

Setbacks: N - 7 SIDE S - 7 SIDE E - 25 BACK W - 30 FRONT

Description of Request:

Section of the Zoning Ordinance to be varied: _____

Project Narrative: THE PURPOSE OF THIS REQUEST IS TO ALLOW A PORCH AND GARAGE ADDITION. WE ARE A 2700 SF PORCH ADDITION AND AN 8012 SF GARAGE ADDITION. WE ARE REQUESTING TO REDUCE THE (NORTH) SIDE YARD BUILDING SETBACK TO 4' 2". THE ORDINANCE REQUIRES A 7' BUILDING SETBACK.

Scottsdale Ordinance Requires: 7' SIDE BUILDING SETBACK

Request: TO REDUCE THE SIDE BUILDING SETBACK FROM 7' TO 4' 2".

Amount of Variance: _____

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



ZONING ORDINANCE VARIANCE

Application Submittal Requirements

17-BA-2004

12/15/04

Justification for Variance

The Board of Adjustment may not authorize a zoning ordinance variance unless ALL of the following criteria are met. Use the space provided to present your evidence that the requested variance complies; you may attach a separate sheet if you need more room.

1. Special circumstances/conditions exist which do not apply to other properties in the district:

THE SUBJECT SITE IS LOCATED ON A CURVE, IS IRREGULARLY SHAPED AND HAS A WASH THAT RUNS THROUGH THE SOUTHERN PORTION OF THE SITE.

2. Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:

DUE TO THE ABOVE REFERENCED CONDITIONS/CIRCUMSTANCES, THE PROPERTY IS UNABLE TO EXPAND HIS HOME TO THE SOUTH. ANY EXPANSION TO THE SOUTH COULD ALTER AND IMPACT THE WASH AND CONSEQUENTLY COULD PUSH WATER ONTO THE PROPERTY TO THE SOUTH.

3. Special circumstances were not created by the owner or applicant:

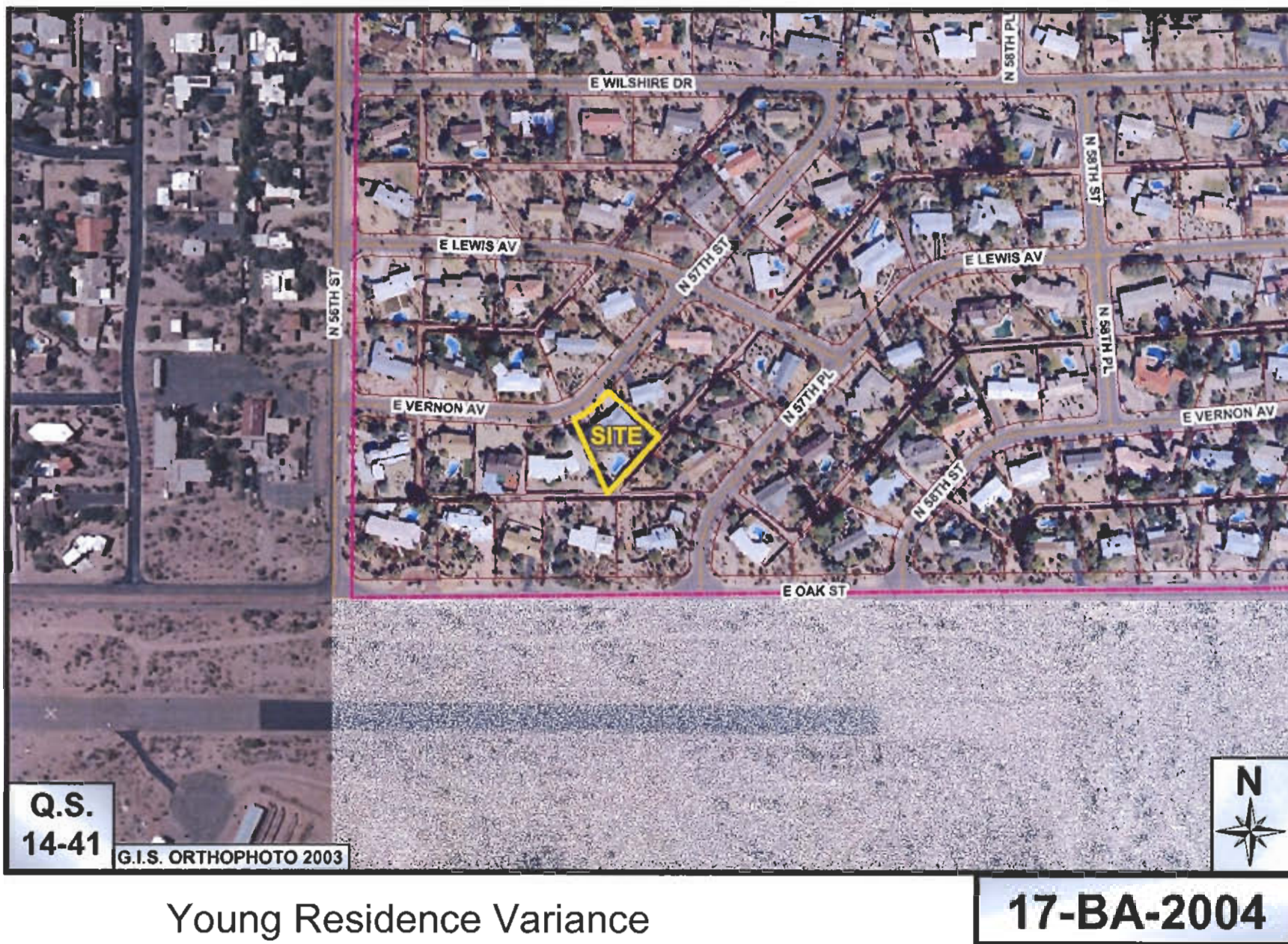
THE CONDITIONS/CIRCUMSTANCES WERE NOT CREATED BY THE APPLICANT/PROPERTY OWNER.

4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:

THE APPROVAL OF THIS WILL NOT NEGATIVELY IMPACT THE ADJACENT PROPERTY OWNER OR NEIGHBORHOOD. THE PROPERTY TO THE NORTH IS SUPPORTIVE OF THIS REQUEST.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7008





Q.S.
14-41

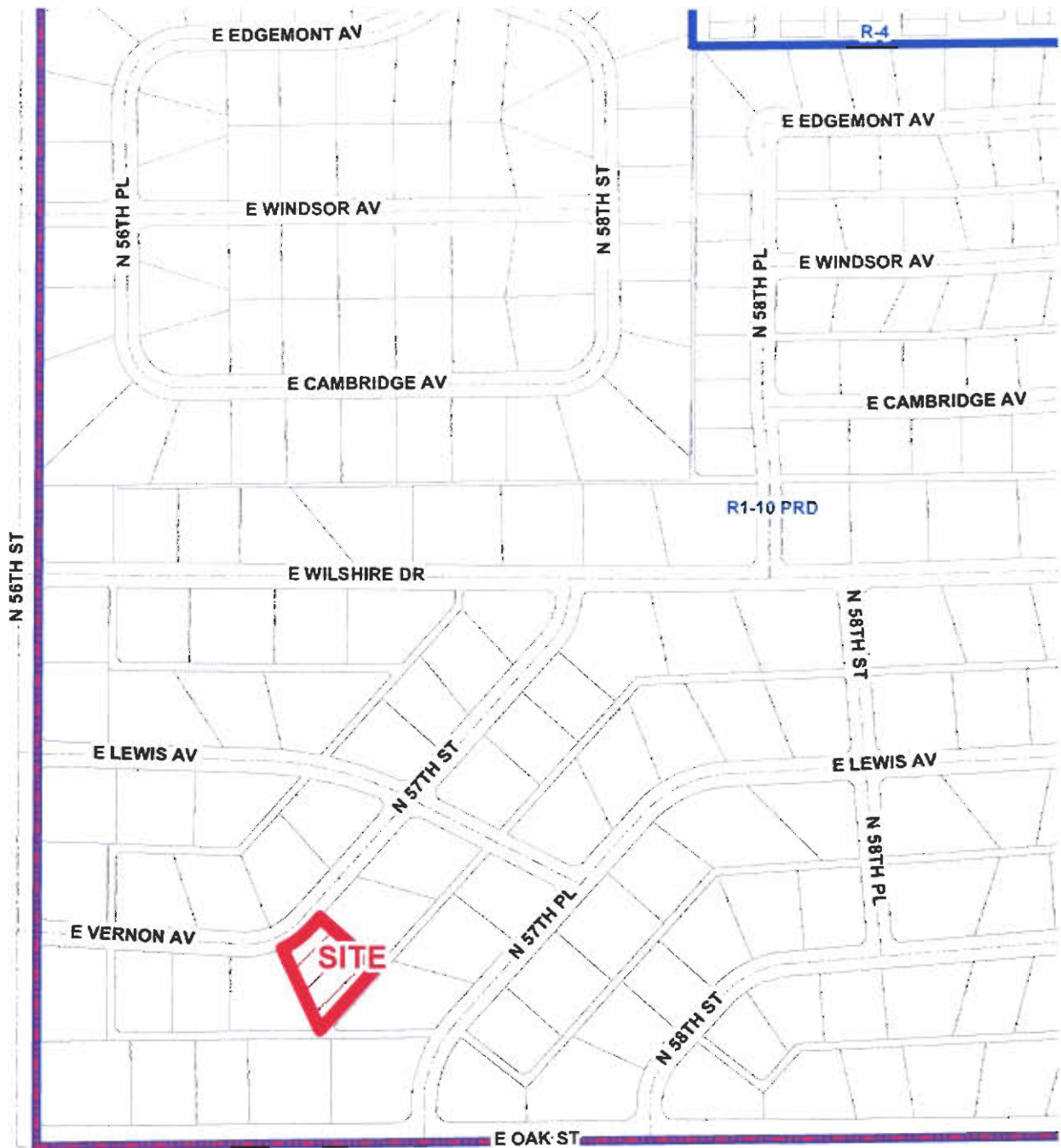
G.I.S. ORTHOPHOTO 2003



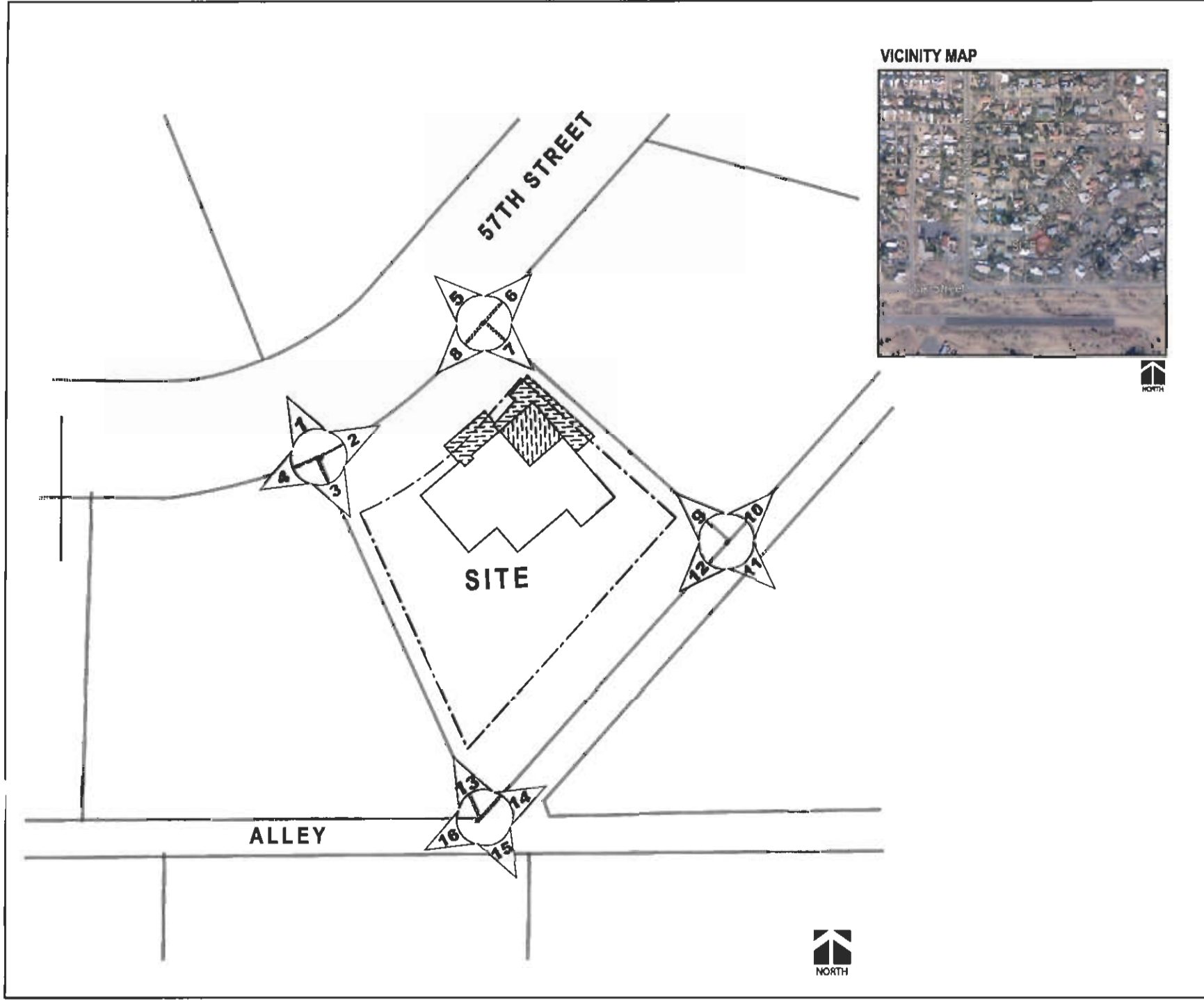
E OAK ST.

17-BA-2004

Young Residence Variance



17-BA-2004





1111 W. Monroe Street, Suite 1122
Phoenix, Arizona 85003
(602) 324-5330 (T) 602-324-5331
-BRAND PLANNING - ZONING - DEVELOPMENT SERV. (C)

Young Residence Addition
2401 N. 57th. Street
Scottsdale, Arizona

date:
10.24.04

revision:
000

sheet title:
Context
Map

sheet no.:



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3	4





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11	12





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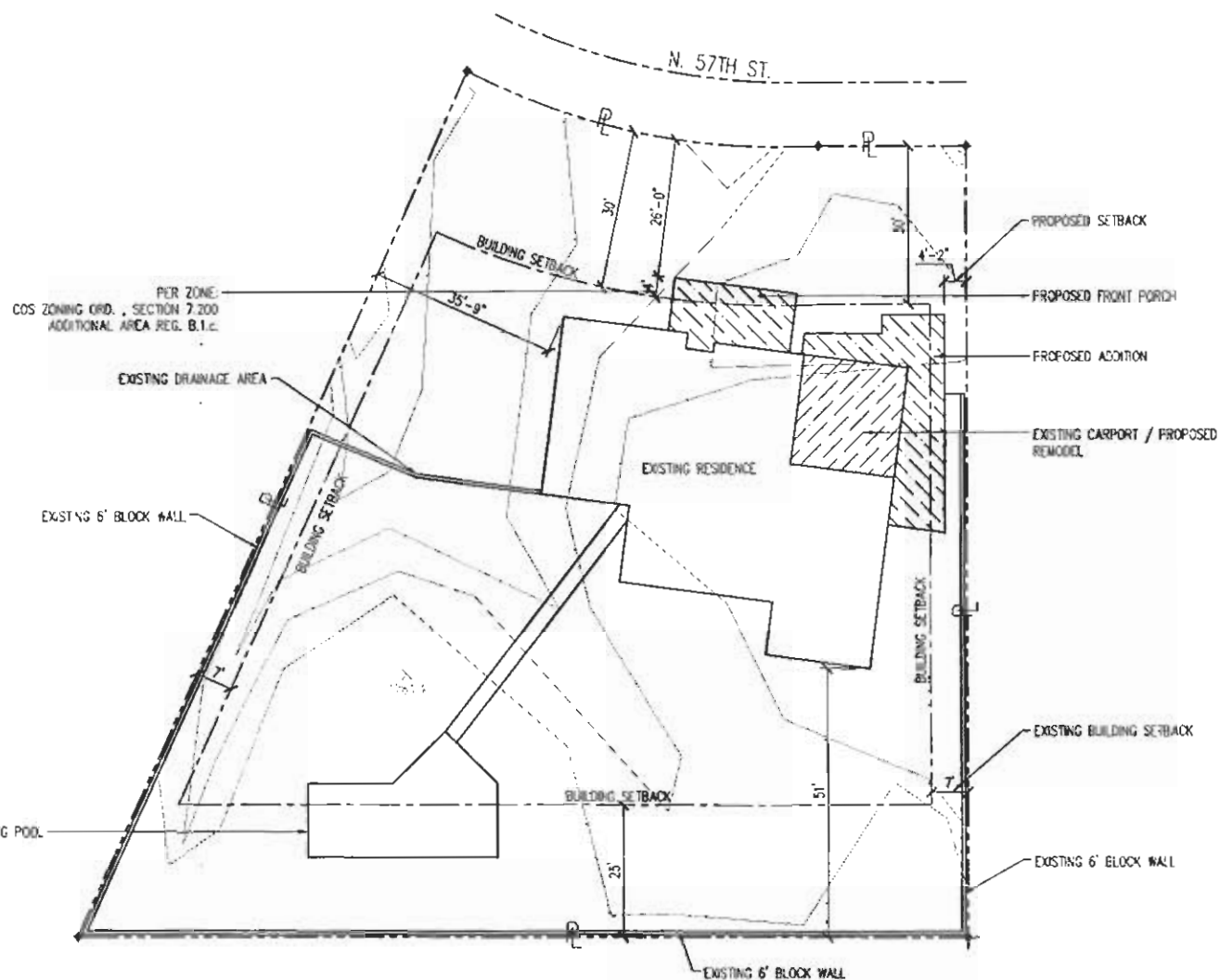
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16



VICINITY MAP

MANDATORY NOTE:

-ALL CONSTRUCTION TO COMPLY WITH THE 2008 INTERNATIONAL CODE AND THE 1998 A.I.C.
-ALL STRUCTURE TO BE VERIFIED BY ENGINEER AND/OR ARCHITECT AND ALL V.P.E.

GENERAL NOTES

[illegible]

SITE INFORMATION

[illegible]

ERRORS AND OMISSIONS

* If any errors or omissions appear in the drawings, specifications, or orders concerning the same, the architect shall remain correct in writing of such corrections or changes prior to proceeding with any work which appears in connection with the work of the subcontractors. Failure to give such notice, he shall be held responsible for the results of any such errors or omissions and the cost of rectifying the same. The subcontractor shall have all work on it actually covered by orders prior to submitting a bill, and any such change interpretation shall be final.

Community Name	Panel / Panel ID	Rating	SALE OF FISH (Pounds per day)	Units per day	DATE FISH CATCHES WAS MADE (MAY 15)
POHLE	1000	1	3-5-8	2	

SHEET INDEX

1	SITE PLAN, VICINITY MAP, LOT INFO
2	PROPOSED FLOOR PLAN
3	PROPOSED FOUNDATION PLAN
4	PROPOSED ROOF FRAMING PLAN
5	ELEVATIONS
E	PROPOSED ELECTRICAL PLAN
SD1	STRUCTURAL DETAILS

SEN

[illegible]

YOUNG RESIDENCE
GARAGE ADDITION / REMODEL
2401 N. 57th ST.
SCOTTSDALE, ARIZONA

SITE PLAN

REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

CUSTOM DESIGNS

LINE CUSTOM DESIGNS

ACKNOWLEDGMENTS

N7 & CARDINAL DRIVE
SPACE JUNCTION, AZ 85001

7-2000-2001

1. **Stellungnahme** (Bewertung der



STUDY 1: 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-2699, 2700-2701, 2702-2703, 2704-2705, 2706-2707, 2708-2709, 2710-2711, 2712-2713, 2714-2715, 2716-2717, 2718-2719, 2720-2721, 2722-2723, 2724-2725, 2726-2727, 2728-2729, 2730-2731, 2732-2733, 2734-2735, 2736-273

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1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

148	OTHERS
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1994	1995
1996	1997

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SALES ☐ **NO.** ☐

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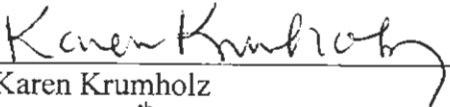
17. 20

April 14, 2004

Mr. & Mrs. Thomas C. Young
2401 N. 57th Street
Scottsdale, Arizona 85257

Re: Your new garage

This is to acknowledge that I am aware that you plan on connecting and expanding your present carport into an enclosed garage. I have no objection for you in applying for a building variance within your lot line at the above-mentioned address.



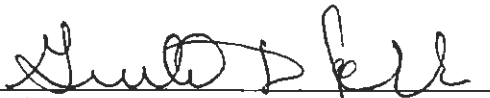
Karen Krumholz
2409 N. 57th Street
Sherwood Heights
Scottsdale, Arizona 85257


April 14, 2004

Mr. & Mrs. Thomas C. Young
2401 N. 57th Street
Scottsdale, Arizona 85257

Re: Your new garage

This is to acknowledge that I am aware that you plan on connecting and expanding your present carport into an enclosed garage. I have no objection for you in applying for a building variance within your lot line at the above-mentioned address.


Gerald Farr


Sharon Farr
2402 No. 57th St.
Scottsdale, Az 85257

17-BA-2004

Young Residence Variance Request

Attachment #9: Drainage Report

Due to the size of this attachment it has not been included in the on-line version of the staff report.

The above attachment is on file at the City of Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.